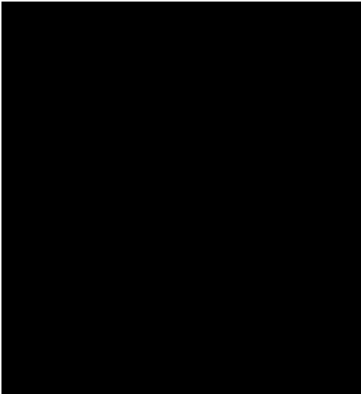


South Oxfordshire Local Plan 2034

Page 3: Part A - contact details

Q1. Are you responding as an:
Individual

Page 4: Individual contact details

Q2. Due to the plan-making process including an independent examination, a name and means of contact is required for your comments to be considered:	
Title	Mr
Full name	John Cuffe
Business / Organisation name (if relevant)	-
Job title (if relevant)	-
Address line 1	
Address line 2	
Address line 3	
Postal town	
Postcode	
Telephone number	
Email address	

Page 7: Part B - your comments

Q5. For comments on the Local Plan, please provide the paragraph or policy to which your comments relates. You can view a list of policies here. If you wish to comment on one of the evidence documents or the policies maps, please state the document title as well as the paragraph or policy reference.
Document / Policy / Paragraph: Policy STRAT2

Q6. Do you consider the Local Plan and supporting documents:				
	Yes	No	Don't know	Not answered (OPTION HIDDEN FROM LIVE SURVEY)
are legally compliant?		X		
are sound?		X		
comply with the Duty to Co-operate?		X		

Q7. Please provide further information in relation to the previous question. e.g. why you do or do not consider the Local Plan to be legally compliant or sound.

"This Plan is not legally compliant. It does not meet the consultation requirements as it is a completely new plan from those previously consulted upon. It has higher housing numbers. Furthermore it is not sound as it is not internally consistent. STRAT2 says that 23,000 homes will be planned for. And yet, Table 5c shows that 28,500 are planned."

This Plan does not fulfill the Duty to Cooperate – that duty is to supply land for Oxford's unmet need. Oxford has updated its Objectively Assessed Need and needs half the number of homes compared with the previous target; there is no longer an unmet need for Oxford.

This Plan is not sound. The homes are not deliverable. We would need to build 1,600 homes per year which cannot be achieved. Since 2011, we have been building 600 a year.

Vitally, the plan is seriously out-of-date. It does not acknowledge the current method for assessing Objectively Assessed Need. Our new OAN is for 10,000 homes. This plan has a target for three times as many homes as we need."

Q8. Please set out any modifications you consider necessary to make the Local Plan legally compliant or sound, having regard to your comments above. (NB - any non-compliance with the duty to co-operate is incapable of modification at examination). It will be helpful if you could put forward your suggested wording of any policy or text as precisely as possible.

"The existing Core Strategy Local Plan made in 2011 should be re-ratified and kept as our Plan. It plans for sufficient homes to meet our objectively assessed need"

Q10. Would you like to participate at the oral part of the examination, which takes place as part of the examination process?

Yes

Q11. Would you like to comment on another policy or paragraph?

No